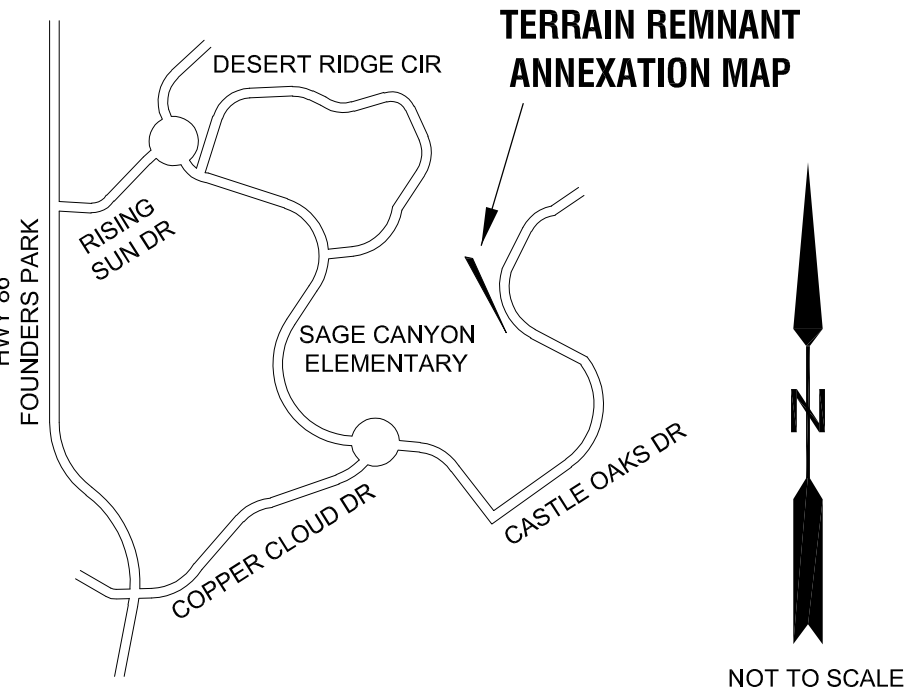
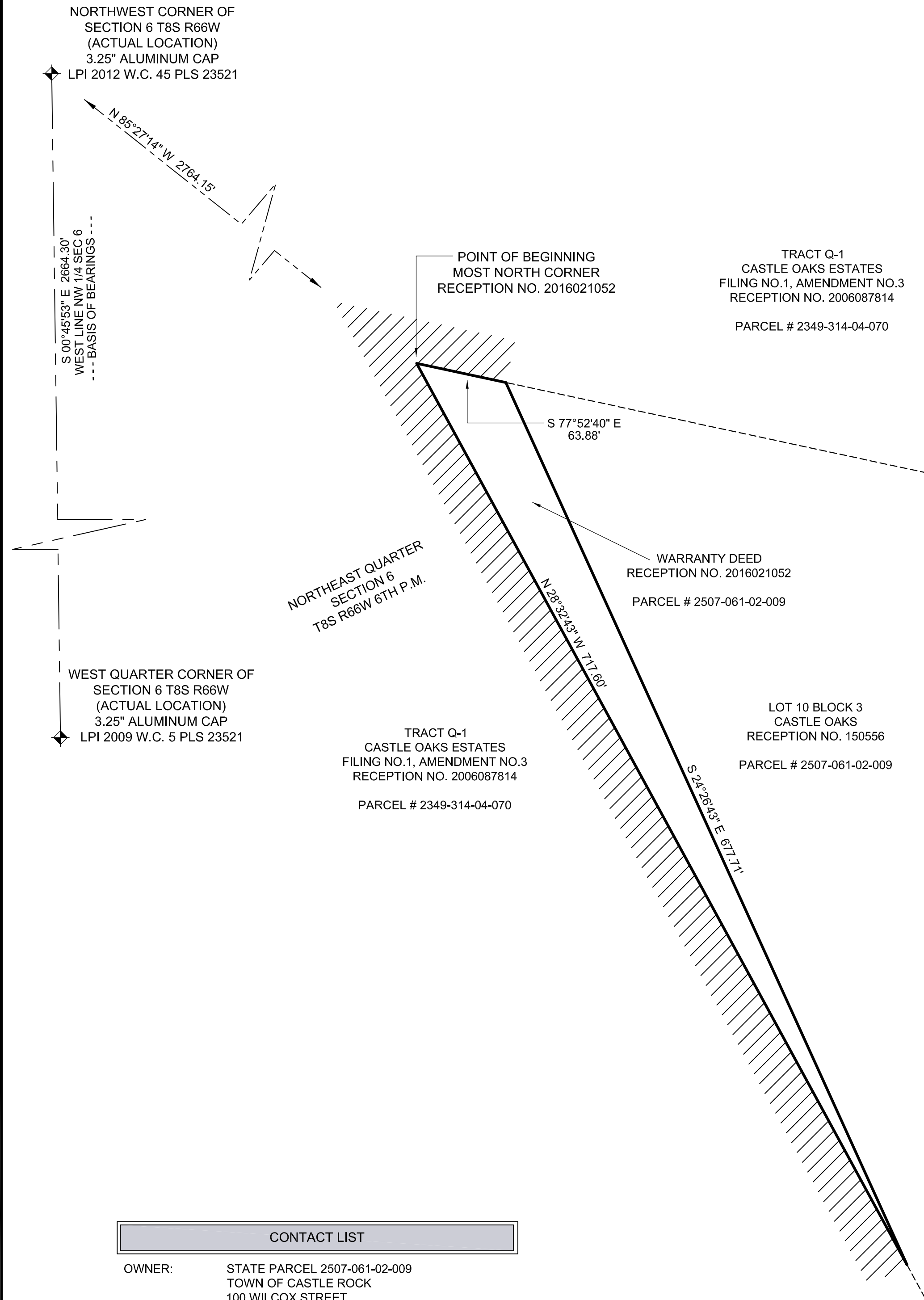


TERRAIN REMNANT ANNEXATION MAP

METES AND BOUND PARCELS OF LAND

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T 8 S, R 66 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

LEGAL DESCRIPTION FOR TERRAIN REMNANT ANNEXATION MAP

A PARCEL OF LAND DESCRIBED UNDER WARRANTY DEED RECEPTION NO. 2016021052, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

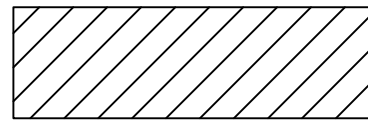
BEGINNING AT THE MOST NORTH CORNER OF SAID RECEPTION NO. 2016021052, WHEN A LINE TO THE NORTHWEST CORNER OF SAID SECTION 6 BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED LPI 2012 W.C. 45' PLS 23521 (TIE TO ACTUAL CORNER) BEARS N 85°27'14" W, A DISTANCE OF 2764.15 FEET (ASSUMED), FROM SAID NORTHWEST CORNER OF SECTION 6, A LINE TO THE WEST QUARTER CORNER OF SAID SECTION 6, BEING THE WEST LINE OF THE NORTHWEST QUARTER, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED LPI 2009 W.C. 5' PLS 23521 BEARS S 00°45'53" E, A DISTANCE OF 2664.30 FEET (ASSUMED), SAID WEST LINE OF THE NORTHWEST QUARTER **BEING THE BASIS OF BEARINGS** FOR THIS DESCRIPTION:

THENCE ALONG THE NORTHERLY, EASTERLY AND WESTERLY LINES OF SAID RECEPTION NO. 2016021052 THE FOLLOWING THREE (3) COURSES:

- 1) S 77°52'40" E, A DISTANCE OF 63.88 FEET;
- 2) S 24°26'43" E, A DISTANCE OF 677.71 FEET;
- 3) N 28°32'43" W, A DISTANCE OF 717.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 17,385 SQUARE FEET OR 0.40 ACRES MORE OR LESS

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE VILLAGES AT CASTLE ROCK ANNEXATION NUMBER 4B TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 272694 DATED AUGUST 11, 1981. CONTIGUITY LENGTH 781.48 FEET

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLIAM G. BUNTROCK, PLS 35585

DATE

CONTACT LIST

OWNER: STATE PARCEL 2507-061-02-009
TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
WILLIAM G. BUNTROCK, PLS
9623 MALLARD POND WAY
LITTLETON, CO 80125
BILLB@TRUENORTHSURVEY.COM

CONTIGUITY

TOTAL PERIMETER	1,459.19 FEET
1/6 TOTAL PERIMETER	243.20 FEET
CONTIGUOUS PERIMETER	781.48 FEET
PERCENT CONTIGUITY	53.56%
TOTAL AREA	17,385 SQUARE FEET OR 0.40 ACRES +/-

LINE TABLE LEGEND

INDICATES LAND TO BE ANNEXED

INDICATES APPROXIMATE ADJACENT LOT LINES (NOT SURVEYED)

INDICATES SECTION LINE

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY:

MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025

BY

AS MAYOR AND

BY

AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, BEING MONUMENTED AS SHOWN. SAID WEST LINE IS ASSUMED TO BEAR S 00°45'53" E A DISTANCE OF 2664.30 FEET.

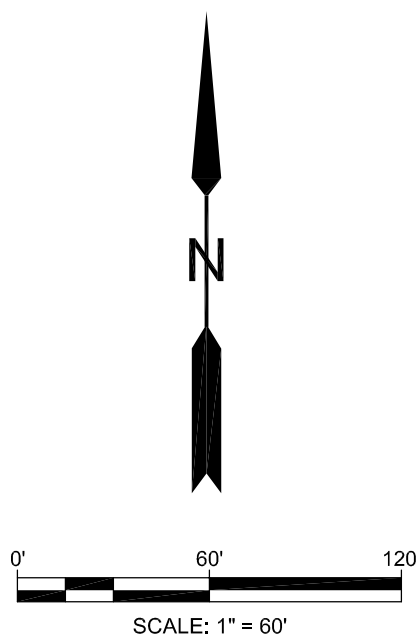
State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 60'	PROJECT NO:	TN 25021
VERT. SCALE:	N/A	DATE:	06/12/2025
FIELD CREW:	N/A	FIELD DATE:	N/A
DRAFTED BY:	BB	APPROVED BY:	BB

REV	DATE	DESCRIPTION

SHEET NUMBER

1 OF 1



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